

5000 BOARDWALK CONDOMINIUM ASSOCIATION
UNIT OWNER'S MEETING
August 28th 2016
MINUTES

THOSE PRESENT:

Ron Cook	President
David Gold	Vice President
Miriam Holzman	Secretary
Stanley Merves	Treasurer
Philip B. Papier Jr.	Director
Stephen Barnett	Director

VIA TELEPHONE:

Susan Green	Director
Sandy Montano	General Manager

President Cook called the Executive Meeting to order at 9:35 a.m.

Closed session at 9:45 a.m.

President Cook called the meeting to order at 11:05 a.m.

President Cook announced that the voting box would close in about five minutes and the counting will be done by Robert Kelly from FBK, LLC, our Certified Public Accountants. Treasurer Merves announced that he did not run for re-election. Vice President Gold addressed the issue about the mess made in the Cardroom. On movie night there will be no longer be eating or drinking during the movie and trash will be collected before the movie starts. Secretary Holzman said that she and the new Board of Directors would discuss what would occur with the restaurant going forward. She said that there are only a few seats left for the Labor Day Party.

President Cook announced that Casels won the taste test a few weeks ago and they would be catering the Labor Day Party. GM Montano gave the Decorating committee report. New folding divider doors will be installed along with new chairs by the time the cardroom is complete. The elevator renovation will begin around mid-October.

Treasure Merves gave the Finance Committee report indicating that the Board has to move the surplus funds from the Operating account to the Capital account otherwise it will cause an income tax issue. The surplus of funds comes from the insurance credit, the lowered flood insurance rate and the assessment for the

insurance for 2015. A motion was passed to move \$683,000 dollars from the Operating to Capital account per the audited financial statements.

GM Montano gave the Physical Plant and Manager's reports. There are issues with exhaust fans that are creating backdrafts and creating smells and loud noises. We are going to fix this in the off-season. There are also problems with residents smoking in the building through exhaust shafts, which is not allowed. She asked that everyone should please be aware that the building does not have a trash compactor and residents need to be more vigilant as to what they are throwing down the trash chute. A fall project will be to add more security cameras and existing cameras will be replaced and upgraded along with the Wi-Fi in the lobby. GM Montano asked that on movie and opera nights, that residents not save seats and to be considerate for those that need front row seating. She reminded them that the residents made this rule themselves. The Cable TV contract will be negotiated for the next 5 years in December and we hope to get discounted rates for residents that would like modems and other upgraded cable services. Lastly, the building is still under budget through July by \$56,000. The Pool will be open on weekends after Labor Day, weather permitting. The Beach staff will start storing chairs the weekend after Labor Day. President Cook requested anyone willing to volunteer for the Dispute Resolution Committee to submit a resume to the office.

President Cook opened it up for questions:

Mrs. Berk had a question about the ceiling in the garage. GM Montano explained that when there is heavy humidity, condensation forms and deposits of calcium from the pool drip down. The building will bring an engineer to try and find a solution.

Mrs. Kelner had a question about exterior window cleaning. GM Montano will look into new companies and getting a better price.

There was a question asked about hallway renovations. Director Barnett said the Board is reviewing and discussing different options for the hallway renovation.

Mrs. Karsch asked GM Montano regarding lint cleaning in dryers. GM Montano responded by saying most dryers in the building use a lint catch that is easy to clean out. But some units have installed certain dryers that connect to the exhaust pipe in the building, which is illegal.

President Cook addressed again the topic about lids on coffee cups and that the purpose of the lids was to prevent any cups on the floor from spilling. A policy was implemented that a trash can would come around to dispose any trash. President Cook also responded to the question about window cleaning by saying that housekeeping could clean windows as side work on private time, when it is convenient.

Mrs. Fader had a question about removing the universal piece of exercise equipment in the fitness room. President Cook said the board would review it.

Mrs. Squires had a complaint about letters being stuck in the mail chute and wanted to figure out what the building can do to remove or fix the chute. GM Montano said she would look into getting it fixed.

Mrs. Meyer had a comment about putting signage up to direct guests towards the service elevator. GM Montano liked the idea and would look into getting signs made.

There was a question about the front wall of the swimming pool, which is ugly, bubbly and looks bad. GM Montano responded by saying that the pool bulk head wall will be replaced due to water absorption through the railing inserts and that it should be done by next spring.

Mrs. Milkis asked if she could have the Board's permission to change and maintain the plants in the lobby. President Cook told her that the new board could review it.

A question was asked about the floor of their balcony not being painted. President Cook advised not to paint it, as it would improperly seal it and trap water on the surface. Please report it to the Manager.

Mrs. Granoff asked why someone needs the Board's permission in order to change the plants. President Cook replied by saying that it is Board policy.

Mrs. Ruden had a question about if there was a central storage room for the beach chairs. GM Montano said that there is a storage room and that the beach staff stores all of the chairs there at the end of the season. President Cook made a motion to adjourn the meeting.